

MARKED AGENDA
ZONING REVIEW BOARD
MARCH 5, 2020
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

NEW CASES

1. **Z-20-01** An Ordinance by Zoning Committee to rezone from C-1-C (Community Business District Conditional) to C-1 (Community Business) for a change of conditions for property located at **2960 Piedmont Road, N.E.** fronting 309.9 feet on the western side of Piedmont Road, N.E. beginning at a point at the intersection of the south right-of-way margin of Pharr Road and the west right-of-way margin of Piedmont Road Depth: varies Area: 4.11 Acres, Land Lot 60, 17th District, Fulton County, Georgia
OWNER: APEX ATLANTA, L.P.
APPLICANT: APEX ATLANTA, L.P.
NPU B COUNCIL DISTRICT 7
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
2. **Z-20-02** An Ordinance by Zoning Committee to rezone from I-1 (Light Industrial) to MR-4A (Multifamily Residential) for property located at **195 Chester Avenue, S.E.** fronting approximately 100 feet on the west side of Chester Avenue, S.E. beginning at a nail set at the southwesterly intersection of the right-of-way of Fulton Terrace and Chester Avenue Depth: approximately 460 feet Area: 2.09 Acres, Land Lot 20, 14th District, Fulton County, Georgia
OWNER: THRIVE CHESTER, LLC
APPLICANT: THE THRIVE GROUP, LLC
NPU N COUNCIL DISTRICT 5
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL
3. **Z-20-03** An Ordinance by Zoning Committee to rezone from PD-H (Planned Development Housing) to PD-H (Planned Development Housing) for a change of conditions for property located at **204 Haralson Lane, S.E.** fronting 51 feet on the west side of Haralson Lane, S.E. being Lot 2 of the Haralson Subdivision as shown on a plat recorded in Plat Book 399, Page 77 Depth: 130 feet Area: .152 Acres, Land Lot 14, 14th District, Fulton County, Georgia
OWNER: KEVIN AND BRIANNE ERWIN
APPLICANT: DAVID PRICE
NPU N COUNCIL DISTRICT 2
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

4. **Z-20-04** An Ordinance by Zoning Committee to rezone from HC-20C SA3 (Martin Luther King Jr. Landmark District Subarea 3) to HC-20C SA4 (Martin Luther King Jr. Landmark District Subarea 4) for property located at **345 Auburn Avenue, N.E.** fronting 50.23 feet on the south side of Auburn Avenue, N.E. beginning at a PK nail with shiner set at the intersection of the southerly right-of-way line of Auburn Avenue with the easterly right-of-way line of Hilliard Street, N.E. Depth: 51 feet Area: 0.049 Acres, Land Lot 46, 14th District, Fulton County, Georgia
 OWNER: WHEAT STREET CHARITABLE FOUNDATION
 APPLICANT: ERIC BORDERS
 NPU M COUNCIL DISTRICT 5
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

5. **Z-20-05** An Ordinance by Zoning Committee to rezone from MRC-1 (Mixed Residential Commercial) to MRC-2 (Mixed Residential Commercial) for property located at **1576 Donald Lee Hollowell Parkway, N.W.** fronting 85 feet on the south side of Donald Lee Hollowell Parkway, N.W. beginning at a Mag Nail set at the intersection of the southerly right of way of Donald Lee Hollowell Parkway and the westerly right of way of Elmwood Road, N.W. Depth: 215 feet Area: 0.487 Acres, Land Lot 146, 14th District, Fulton County, Georgia
 OWNER: KF DLH LLC
 APPLICANT: THOMAS F. LITTLE
 NPU J COUNCIL DISTRICT 9
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: DEFERRAL
ZRB RECOMMENDATION: 30 DAY DEFERRAL

6. **U-20-03** An Ordinance by Zoning Committee pursuant to 16-28.023 to sever excess development density (700,000 square feet of residential floor area and 300,000 square feet of non-residential floor area) from property located at **201 Washington Street, S.W. (sending property)**, fronting 253.13 feet on the northwest side of Washington Street beginning at a point on the southern right-of-way of Martin Luther King Jr. Drive and the western right-of-way of Washington Street, S.W. Depth: varies Area: 1.077 Acres, Land Lot: 77, 14th District, Fulton County, Georgia
 OWNER: CENTRAL PRESBYTERIAN CHURCH OF ATLANTA
 JESSICA R. PATCHETT, PRESIDENT
 APPLICANT: GARY A. CORNELL
 NPU M COUNCIL DISTRICT 4
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

*Please note the ZRB Rules of Procedure have been amended. Please click the following link to review a copy of the rules adopted on September 15, 2015 - <http://www.atlantaga.gov/index.aspx?page=397>.

DEFERRED CASES

7. **Z-19-119** An Ordinance by Zoning Committee to rezone from I-1 (Light Industrial) to MRC-3 (Mixed Residential Commercial) for property located at **654 Ethel Street, N.W. and 1042, 1058 and 1090 Northside Drive, N.W.** fronting 336.47 feet on the north side of Eleventh Street, N.W. beginning at a nail found at the intersection of the westerly right-of-way of Northside Drive with the northerly right-of-way of 11th Street Depth: varies Area: 4.364 Acres, Land Lot 149 & 150, 17th District, Fulton County, Georgia
OWNER: ETHEL STREET, LLC, ANCO PROPERTIES, LLC, CARNETT S PROPERTIES & LBS HOLDINGS, LLC
APPLICANT: THE INTERLOCK II, LLC
NPU E COUNCIL DISTRICT 3
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL
8. **U-19-38** An Ordinance by Zoning Committee for a special use permit for a hotel pursuant to 16-34.007(1)(j) for property located at **654 Ethel Street, N.W. and 1042, 1058 and 1090 Northside Drive, N.W.** fronting 336.47 feet on the north side of Eleventh Street, N.W. beginning at a nail found at the intersection of the westerly right-of-way of Northside Drive with the northerly right-of-way of 11th Street Depth: varies Area: 4.364 Acres, Land Lot 149 & 150, 17th District, Fulton County, Georgia
OWNER: ETHEL STREET, LLC, ANCO PROPERTIES, LLC, CARNETT S PROPERTIES & LBS HOLDINGS, LLC
APPLICANT: THE INTERLOCK II, LLC
NPU E COUNCIL DISTRICT 3
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

END OF AGENDA